



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, NOVEMBER 19, 2008
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. **Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.**

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

II. PROJECTS:

A. APPLICATION OF MATHEW GRADIAS FOR NELSON & KATHLEEN ROBERTS, 41 S. ONTARE ROAD, APN 051-053-011, E-3 ONE-FAMILY RESIDENCE/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2008-00472)

The 6,547 square foot project site is located on the corner of S. Ontare Road and San Pablo Lane. Current development on site consists of a single family residence and detached garage. The proposed project involves a remodel and interior floor plan reconfiguration. The discretionary application required for this project is a Modification to permit window and door changes and a new chimney to be located within the required 20' front setback facing San Pablo Lane (SBMC § 28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazo@santabarbaraca.gov

B. APPLICATION OF DAWN SHERRY FOR JAMES MITCHELL, 309 PALISADES DRIVE, APN 041-325-009, E-3 ONE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2008-00392)

The project site is currently developed with a single family residence and attached two-car carport. The proposed project involves a remodel of the residence, which includes demolition of the carport and replacement with a two-car garage with habitable space above. The discretionary application required for this project is a Modification to permit the garage to be located within the required 6' interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazo@santabarbaraca.gov

C. APPLICATION OF CHARLES JEFF RESTIVO FOR THE PACIFIC COAST COLLECTIVE, INC. MEDICAL CANNABIS DISPENSARY, 331 N. MILPAS STREET, 031-363-029, C-2/M-1 ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2008-00343).

The project consists of establishment of a medical cannabis dispensary within an existing 2,600 square foot tenant space at 331 N. Milpas Street. A maximum of six (6) employees are proposed at any one time and hours of operation are proposed to be 10 a.m. to 8 p.m. seven days a week. The discretionary applications required for this project are a medical cannabis dispensary permit (SBMC § 28.80.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Structures.

Case Planner: Doug Zanini, Contract Planner
Email: dzanini@pmcworld.com

D. APPLICATION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 416-424 E. COTA STREET, APNS 031-212-024, 27 & 29, C-M ZONE, GENERAL PLAN DESIGNATION: OFFICES AND COMMERCIAL (MST2008-00097)

The project consists of a proposal to demolish a 20,450 square foot one story commercial building and associated paved areas and construct a three story affordable apartment complex. As proposed, the project would include 55 studio units and 1 two bedroom unit, a 13,000 square foot on grade parking garage, a community room and auxiliary uses such as laundry and utilities. The 55 studio units would be designated as very low income affordable rentals and the two bedroom unit would serve as the manager's residence. The applicant is also proposing a voluntary lot merger of the three existing lots to create one legal lot. Access to the site would be provided by a driveway from Olive Street, which would also include an easement for access to the adjacent parcel (APN 031-212-028).

The discretionary applications required for this project are:

1. Modification of the lot area requirements to allow 32 over-density units (bonus density) on a lot in the C-M Zone (SBMC §28.21.080);
2. Modification to allow the garage and a second story deck to encroach into the interior yard setback (SBMC §28.21.060); and
3. Modification to allow the entry sign tower and two (2) third floor units to encroach into the front setback (SBMC §28.21.060); and
4. Modification to allow a second story deck to encroach into the rear setback (SBMC §28.21.060); and
5. Modification to provide forty (40) parking spaces instead of the required seventy-four (74) parking spaces (SBMC §28.90.100)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, Infill Development Projects.

Case Planner: Betsy Teeter, Planning Technician II
Email: bteeter@santabarbaraca.gov

IV. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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